

RESIDENTIAL SHEDS

I. WHEN IS A BUILDING PERMIT REQUIRED FOR A RESIDENTIAL SHED?

Permits are required for all “residential” sheds except sheds not greater than 200 square feet in total floor area (per RCO 102.10) that are no higher than a single story in height provided the shed is accessory to one-, two- and three- family dwellings and is located in the rear yard in accordance with the Zoning Code, Section 1421.01. Contact the Permit Center at (513) 352-3271.

II. WHAT CODES/REGULATIONS ARE APPLICABLE?

All work performed must be in accordance with the Cincinnati Zoning Code, the Residential Code of Ohio (RCO) and all other applicable laws and ordinances.

Contact the following agencies:

Cincinnati Building Code and Zoning Plans Examination - 352-3313

III. HOW DO I OBTAIN A PERMIT?

A. Plot Plan - Drawn to scale showing:

1. Property lines (and property dimensions)
2. All existing and proposed structures
3. Distance from the house to the proposed shed
4. North arrow
5. Distance from the property line to the proposed shed. (Typically sheds are only allowed in the rear yard and a minimum of 3 feet from any property line. Shed walls located less than 3 feet to a property line require one-hour fire-resistance rated construction with no openings. If a shed will be located 3 - 5 feet from a property line it's permitted to have openings with an aggregate area not to exceed 25% of the wall area.)

B. Construction Details

1. Elevation views (showing grade lines)
2. Building height specifications
3. Sectional views
4. Sheds must be securely anchored to the earth
5. Sheds not greater than 120 square feet may be constructed without footing or foundation but shall be securely anchored to the earth.

IV. WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?

The aforementioned agencies will review the application. If any of the agencies have questions or comments, they will contact the person listed on the application. Upon receipt of the necessary plan revisions and approvals, the Permit Center will notify the applicant that the permit is ready and the balance of the permit fee will be due. Contact the Permit Center at (513) 352-3271.

V. WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?

All work must be performed in accordance with the approved plans, the Cincinnati Zoning Code, Cincinnati Building Codes, Ohio Basic Building Code, National Electric Code, and other applicable ordinances. The permit will expire if work is not started, is postponed, abandoned, or an inspection is not requested within one year of the issue date.

VI. INSPECTIONS REQUIRED (24-hour minimum notice)

Contact Building Construction Inspections at 352-3267.